005.0	0003	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 931,600 / 931,600
					USE VALUE: 931,600 / 931,600
					ASSESSED: 931,600 / 931,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESIRIDES SOPHIA/TRUSTEE
Owner 2:	SPYRIDONIDES FAMILY TRUST
Owner 3:	
Street 1:	153 CONGRESS STREET
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02184 Type:

PREVIOUS OWNER

Owner 1:	SPYRIDONIDES KONSTANTINOS -
Owner 2:	SPYRIDONIDES DESPINA TRS -
Street 1:	153 CONGRESS STREET
Twn/City:	BRAINTREE
St/Prov:	MA Cntry:
Postal:	02184

NARRATIVE DESCRIPTION

This parcel contains 5,267 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5267.000	464,100	5,100	462,400	931,600
Total Card	0.121	464,100	5,100	462,400	931,600
Total Parcel	0.121	464,100	5,100	462,400	931,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.40 | /Parcel: 376.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4881

GIS Ref

GIS Ref

Insp Date 10/14/17

!521!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	464,200	5100	5,267.	462,400	931,700	931,700	Year End Roll	12/18/2019
2019	104	FV	360,800	5100	5,267.	491,300	857,200	857,200	Year End Roll	1/3/2019
2018	104	FV	360,100	5100	5,267.	358,400	723,600	723,600	Year End Roll	12/20/2017
2017	104	FV	337,300	5100	5,267.	312,100	654,500	654,500	Year End Roll	1/3/2017
2016	104	FV	337,300	5100	5,267.	265,900	608,300	608,300	Year End	1/4/2016
2015	104	FV	300,000	5100	5,267.	260,100	565,200	565,200	Year End Roll	12/11/2014
2014	104	FV	300,000	5100	5,267.	213,900	519,000	519,000	Year End Roll	12/16/2013
2013	104	FV	312,400	5100	5,267.	203,500	521,000	521,000		12/13/2012

PRINT

Date	Time
12/10/20	16:17:56

LAST REV

Date	Time
01/18/18	14:08:52

apro

521

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPYRIDONIDES KO	68816-482		1/26/2017	Convenience	1	No	No		
MACALUSO FRANCE	22920-551		2/16/1993		167,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2002	824	Porch	4,400	C				REPLACE 2ND FLOOR
8/21/2002	694	Porch	2,400	C				REBUILD/REPAIR POR
7/29/1998	504	Porch	2,500	C				REBUILD PORCHES
5/25/1993	206	Re-Roof	3,000	C				ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/18/2009	Meas/Inspect	189	PATRIOT
3/23/2000	Inspected	264	PATRIOT
11/11/1999	Missed Appt.		
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4881
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5267		Sq. Ft.	Site		0	80.	1.10	1									462,409						462,400	

Total AC/HA: 0.12091 | Total SF/SM: 5267 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 462,409 | Spl Credit | Total: 462,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.99227643
Adj $ / SQ:	190.156
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630551
Depreciation:	166465
Depreciated Total:	464085

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

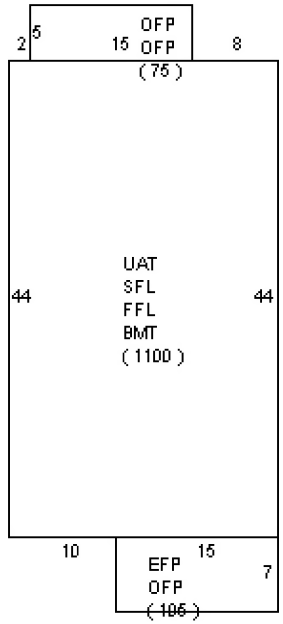
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.16
Special Features:	0	Val/Su Net:	117.94
Final Total:	464100	Val/Su SzAd	210.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	57.050	62,752
FFL	First Floor	1,100	190.160	209,172
SFL	Second Floor	1,100	190.160	209,172
UAT	Upper Attic	275	133.110	36,605
OFP	Open Porch	255	22.790	5,812
EFP	Enclos Porch	105	52.740	5,538

Net Sketched Area:	3,935			Total:	529,051
Size Ad	2200	Gross Are	4760	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100